

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, April 9, 2019

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

### 6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**. Recording not working.

#### Call to Order and Roll Call

##### 1. CONSENT AGENDA

Meeting Minutes for February 26, 2019.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 3-0.*

##### 2. NEW BUSINESS

**19-02-DR (Design Review) & 19-02-SN (Sign)** – Primary Health and Medical Clinic; Rocky Mountain Companies seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 6,340 square-foot *Primary Health Medical Clinic*, accompanying landscaping, lighting and a parking lot within Ashton Estates Subdivision No. 1. The site is located at 1474 North Meridian Road, Kuna, Idaho 83634.

**David Blodgett:** My name is David Blodgett, 199 N Capitol Blvd, Boise, ID 83706. I am representing the applicant, Rocky Mountain Companies as their architect and agent. The proposed project is a 6,340 square foot medical office building for Primary Health, which provides family practice and urgent care services. The building will be the southwest portion of the D&B Supply development, which is currently under construction. Our site layout, parking and landscaping ties into the D&B layout, and we used KM Engineers for civil and landscaping, since they designed the D&B project. The exterior materials include brick veneer, stucco, metal siding with concealed fasteners, metal awnings, vaulted metal roof at the main entry with prefinished metal. The rest of the roof is flat, with parapets of various heights. There is one issue I would like to address. The site has restrictions, which limits the height of improvements to 25 feet. We original thought improvements were structures, but they also include landscaping. Based on this, KM Engineers and their landscape architect worked with the developer to determine trees that would be allowed. At this point, we are proposing revising the species of 5 deciduous trees to the north of the building to Snow Flowering Crab Apples. I have the revised landscape plan, which I have copies to hand out, and the noted trees are highlighted. Do you have any questions at this time? **Sam Weiger:** Chairman, commissioners, for the record Sam Weiger, Planner I, Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> ST. The application before you tonight is 19-02-DR (Design Review) & 19-02-SN (Sign) which is seeking approval for a new 6,340 square-foot *Primary Health* building, accompanying landscaping, lighting and a parking lot. The site is located at 1474 North Meridian Road. Because the wording of the monument sign stays within the maximum height requirement of seven feet, staff would like to remove the recommendation for a maximum monument sign height of seven feet. With the recommended and required changes, staff has determined that the application generally complies with Kuna City Code Title 5; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of

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approval for Case No. 19-02-DR & 19-02-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval. **C/Damron:** Regarding the monument sign, has staff decided to remove the recommendation because the sign complies with code? **Sam Weiger:** Staff decided to remove the recommendation because the height of the wording stays under seven feet.

*Commissioner Hennis motions to approve Case No. 19-02-DR & 19-02-SN with the conditions as outlined in the staff report; And the proposed changes to the landscape plan. Commissioner Damron seconds, all aye and motion carried 3-0.*

**19-05-DR (Design Review)** – Mulberry Place Townhomes; The applicant, NeuDesign Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build Mulberry Place, a 4.11-acre neighborhood of single-family Townhomes with accompanying landscaping, lighting, and parking spaces. Applicant proposes 61 total lots to include home and common lots. The site is located at the northwest corner (NWC) of Crenshaw and Ten Mile Roads, Kuna, Idaho 83634; In Section 15 T2N, R1W. (Current APN: S1315449223).

**Marla Carson:** Hello I am Marla Carson, representing NeuDesign Architecture, 752 East 2<sup>nd</sup> Street, Meridian, ID 83642. This project is at the northwest corner of Crenshaw and Ten Mile Road. We are proposing 57 townhomes on 61 lots and a total of 4.11 acres. The architecture is “northwest style”, and we have a mixture of materials and features. These materials include premanufactured stone, horizontal lap siding, board and batt siding and shingle siding. The features include wood pergolas, end units side entries, rooftop mechanical units screened by roof, and parking aprons for two guest spaces. We are including walking paths, a tot lot, a picnic area and dog park as amenities for the townhomes. I will stand for any questions you may have. **Troy Behunin:** Troy Behunin, Planner III, Kuna Planning and Zoning Department. The application before you tonight, 19-05-DR, is a Design Review request from NeuDesign Architecture. The applicant requests approval for a new townhome subdivision, including design review for the buildings, the materials, their designs, landscaping and streets/lights. Your decision tonight will be a final decision on the design review. The information has been assembled in your packets and staff notes that there was an extensive staff analysis about the project and about the area. The new Comp Plan Map indicates this parcel to be High Density Residential, therefore it conforms with Kuna’s Comprehensive Plan. The applicant has supplied everything we’ve asked them to provide. There has also been a large amount of infrastructure by other projects in the area which means this area will continue to change. The applicant will need to apply for a preliminary plat, ad staff recommends that this body condition that the applicant also return with an application for an appropriate rezone. Staff has had ongoing talks with this owner and the previous owner for the last three or more years. It was originally planned to be a multifamily project which would have brought at least 16 four-plex buildings to the site. However, the applicant was very willing to work with staff to bring a better product to Kuna, in light of the controversy that other recent multifamily projects have experienced. Staff is very grateful for their new proposal and supports this use for this area. Other than that, I would stand for any questions you might have. **C/Laraway:** I am concerned about parking with this project in relation to fire safety. These are considered multifamily, correct? **Troy Behunin:** Since each townhome has its own lot, the Mulberry Place townhomes are not considered multifamily. The proposed number of parking spaces complies with the single-family parking space requirements. **Wendy Howell:** The new ordinance includes changes to the parking space requirements, but the changes do not apply to this project.

*Commissioner Hennis motions to approve Case No. 19-05-DR with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff and J&M Sanitation for trash collection; Commissioner Damron seconds, all aye and motion carried 3-0.*

### 3. COMMISSION REPORTS



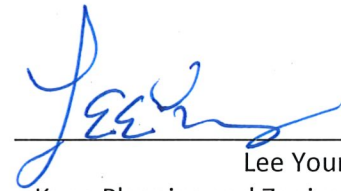
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**4. ADJOURNMENT**

*Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.*



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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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Wendy J. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department